Feldman investigator submits rpt to
~~Dist~~ Supt. to regional ofc/1a.
Then to DA.

1/17/78

considerations, in violation of NEPA [National Environmental Policy Act]."[14]

The court thereby rejected HUD's defense argument that land economics factors dictated the high-density development planned, and that no other alternatives were feasible. The decision notes that urban renewal land writedown subsidies would have to be used if further development of any type were to proceed and that "the high-densities and high-rise construction were dictated only by profit-making and, probably, by tax-shelter considerations."[15] The "Special Master's Memorandum" laid this relationship out clearly:

> It is easy enough to see why the investors in Cedar-Riverside would prefer to see the greater part of their investment go into high-rise buildings, even though that requires class A construction; the obvious advantage of such depreciable assets as high-rise buildings for the tax-shelter conscious need not be stressed. Land, on the other hand, cannot be depreciated and if its cost is held a low constant it must account for a higher proportion of the total investment in low-rise construction than in high-rise.[16]

The environmental costs of the Cedar-Riverside Associates plan were recognized by the court. These included the possible adverse effects on already marginal air quality in the area, possible fire dangers caused by increased traffic congestion coupled with dangerously limited access to buildings too high for available ladders and not fully equipped with sprinkler systems, sorely limited recreational open space of the neighborhood park category, the aesthetically adverse effect of

93 claims
$2,584,115.21
1 30408 of US Claims

92 texts / support

Timmons 1-3-78
Cunning

1,280,031

Couple of months —
in 45 days can bring lawsuit

Life threatens ?

2500 people. The neighborhood has suffered a population drop from 20,000 to 4,000 over the years, due to a combination of freeway construction and university and hospital expansion and the deterioration in the residential environment which resulted. The remaining population--mainly single working people, elderly and students--is, however, well organized and committed to retaining and strengthening their community. The New-Town-In-Town, based on total clearance and new housing at 125/units per acre density, clearly was the antithesis of the existing community's desires. (Figs. 5-17, 5-18, 5-19 and 5-20). NO NUMBERS

Opposition to the new development took many forms, including rent strikes over substandard housing conditions in the area (with the exception of only 30-50 homes, all the residential property in the area had been purchased by the developers, Cedar-Riverside Associates), demonstrations, and negotiations with both the developers and the Minneapolis Housing and Redevelopment Agency. The principal weapon of opposition, however, was a lawsuit, brought in December, 1973, challenging the adequacy of the project's Environmental Impact Statement (EIS). The suit was brought because serious breaches of federal and state requirements were alleged, but also to saddle the developer with additional constraints (beyond the usual financial and bureaucratic hurdles which accompany a project of this scale). Furthermore, the litigation was meant to educate the public about the defects in the plan, in order to undermine the political support for the development among the press, professionals and the city's liberal elements. The results of the suit have been far more sweeping and supportive than could have been imagined at the time it was initiated.

St Catherine Rd (Harvard)

Dan v. Albertie — Gary DA — 553 — 1863 — Grange

Grange

Feb 15

5 misdemeanors

45/4g penal code

10 yrs

3 mis → [illegible] — [illegible]

7 fel → misdemeanors (4) → 3

↳ 1 [illegible]

↳ 3 [illegible]

Indiv 6 mos [illegible] (3)

$500

4 [illegible] corp

no jail

fine max $500

prob

go to trial

553 1863

early in

single [illegible]

Mr Feldman

~~[illegible]~~

6 March 13

Atlantic

CA

Dist 17

Feb 15

not

begun

1 of 6 to stay here, longer

Rivalt

432000 IHTA

CS

U.C

Jury

trial

then

negotiate

11-74 — ~~4-30~~ 76

(1-3)

tance to work increased for these households.

Changes in the perception of the convenience of social facilities, one measure of subjective distance, show that households large in size, low in skills, and often female headed seek to relocate close to these service facilities. They moved a short distance and stayed close to the inner city.

Since the variables that emerge in the correlations change for each category of household exchanges, only a complex statement does justice to the data. While changes in frequency of trips and in distance per trip are predicted by household structural variables and by varying degrees of integration in the work or the neighborhood setting, one conclusion is clear and new.

Changing to a car as a means of transportation is most frequent in those families that are most alienated from their neighborhood and their society. An experimental program to measure the use of the car to work in different locations,controlling for distance, social class of household and neighborhood integration would be a valuable test of this hypothesis. If the relationship holds, then the skills necessary to correct for alienation are known and available.